

## **ORDINANCE 916**

### **AN ORDINANCE APPROVING THE STAYTON URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED**

WHEREAS, the Stayton City Council activated the Stayton Downtown Urban Renewal Agency (the "Agency") by action of Ordinance 907A on March 16, 2009;

WHEREAS, the Agency has prepared and has sent to the City Council for its approval an urban renewal plan for an urban renewal area within the boundaries of the City of Stayton which urban renewal plan is known as the Stayton Urban Renewal Plan (the "Plan");

WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan;

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120;

WHEREAS, the Plan and Report were forwarded to the governing body of each tax district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the plan, and any comments received by the Agency have been responded to, and forwarded to the Council for consideration;

WHEREAS, pursuant to ORS 457.105, on April 20, 2009, the Plan and Report and maximum indebtedness were submitted to the Marion County Commission;

WHEREAS, the Plan and Report were forwarded to the Stayton Planning Commission for recommendations and the Planning Commission has reviewed the Plan and Report and on April 27, 2009, the Planning Commission recommended approval of the Stayton Urban Renewal Plan;

WHEREAS, on the Stayton Downtown Urban Renewal Authority reviewed, amended and forwarded the Plan and Report to the City Council on June 17, 2009, with a recommendation for adoption;

WHEREAS, pursuant to ORS 457.095, the Stayton City Council held a public hearings on July 20, 2009 and November 16, 2009 to review and consider the Plan, the Report, the recommendation of the Planning Commission, and public testimony; and

WHEREAS, on the City Council finds the Urban Renewal Plan should be adopted and approved, based on the findings listed below,

1. That the area described in the Stayton Urban Renewal Plan is blighted.
2. That rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Stayton.
3. That the Stayton Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole, and provides an outline for accomplishing the projects that the Stayton Urban Renewal Plan proposes.
4. That provisions have been made to house displaced persons within their financial means and

in accordance with Chapter 35 of Oregon Revised Statutes and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.

5. That no real property has been identified for acquisition at this time, and therefore, that no findings of necessity have been made at this time.
6. That the adoption and carrying out of the urban renewal plan is economically sound and feasible.
7. That the City shall assume and complete any activities prescribed by the Urban Renewal Plan.
8. That the Stayton City Council hereby incorporates by reference the Stayton Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
9. That the Stayton City Council further relies on the Report on the Stayton Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the City Council in this matter.

NOW, THEREFORE, the Stayton City Council does ordain as follows:

SECTION 1. The Stayton City Council hereby adopts and approves the Stayton Urban Renewal Plan, attached to this Ordinance as Exhibit "A" and included herein pursuant to the provision of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.

SECTION 2. The Stayton City Council directs the City Recorder to record a copy of the Ordinance approving the Stayton Urban Renewal Plan with the Recording Officer of Marion County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Urban Renewal Agency for the City of Stayton, Oregon.

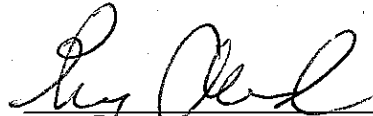
SECTION 3. This ordinance shall take effect thirty (30) days following its passage by the Council and approval by the Mayor.

ADOPTED BY THE STAYTON CITY COUNCIL this 7th day of December, 2009.

CITY OF STAYTON


Signed: December 7, 2009

BY:


  
Gerry Aboud, Mayor

Signed: 12/07, 2009

ATTEST:

  
Don Eubank, City Administrator

APPROVED AS TO FORM:

  
David A. Rhoten, City Attorney

# **The Stayton Urban Renewal Plan**

**Prepared for:  
The Stayton City Council**

**Approved by the Downtown Urban  
Renewal Advisory Committee  
April 15, 2009**

**Reviewed by Stayton Planning Commission  
April 27, 2009**

**Revised by Stayton Downtown Urban Renewal Authority  
September 14, 2009**

**Draft for Stayton City Council Approval  
December 7, 2009**

# STAYTON URBAN RENEWAL PLAN

## **ACKNOWLEDGEMENTS**

The Stayton City Council appointed a citizen advisory body to direct the public involvement and management efforts for preparation of this renewal plan. Members of the advisory committee and City of Stayton staff gave generously of their time in providing direction and assistance on all key issues involved in preparing the plan.

## **Members of the Advisory Committee**

<b>Name</b>	<b>Affiliation</b>
Jack Adams	Supt. of Schools
Jack Carriger	Fire Chief
Dan Fleishman	City Planner
Tim Grimes	City Councilor
Will Myers	Downtown Property Owner
Greg Olsen	Downtown Property Owner
Gwen Petersen	Chamber of Commerce
Jim Templin	Downtown Business Owner
Scott Vigil	City Councilor
Michelle Wonderling	Chair, Planning Commission

## **Staff Assistance**

Dan Fleishman, City Planner  
Dave Kinney, Public Works Director

## **Urban Renewal Consultants**

John Spencer, Spencer & Kupper  
Charles Kupper, Spencer & Kupper

# **STAYTON URBAN RENEWAL PLAN**

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## **100. INTRODUCTION**

The Stayton urban renewal plan consists of Part One - Text and Part Two - Exhibits. This plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Stayton respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This urban renewal plan for the Stayton Urban Renewal Area was approved by the City Council of City of Stayton on December 7, 2009 by Ordinance No. 916.

## **200. CITIZEN PARTICIPATION**

The Stayton urban renewal plan was developed in an extensive series of public meetings.

Work on a renewal plan started in August, 2008. Four public meetings were held during the preparation of the renewal plan. Each meeting was built around discussion and public input on key elements of the urban renewal plan. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs, and tax impacts of carrying out the project. The renewal plan committee also held three work sessions to review and make additional recommendations on aspects of the urban renewal plan.

The City of Stayton Planning Commission met to review the Plan on April 27, 2009. The City Council scheduled a public hearing on adoption of this Plan on July 20, 2009. Additional notice for the City Council's hearing on adoption of the Plan was provided, as required by ORS 457.120.

In September 2009, the Urban Renewal Agency voted to expand the Urban Renewal Area to include the City's Riverfront Park. The Plan and Report have been revised to include this change.

## **300. BOUNDARY DESCRIPTION**

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

## **400. RELATIONSHIP TO LOCAL OBJECTIVES**

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Stayton Comprehensive Plan, and the Stayton Downtown Revitalization and Transportation Plan.

In addition, the Urban Renewal Advisory Committee developed a set of renewal plan goals and objectives. They are:

### **Stayton Urban Renewal Project Final Urban Renewal Goals**

#### **Goal-Land Use & Development**

- Invest urban renewal resources and support private development to assure that:
  - A. Downtown Stayton continues functioning as the primary focus area of the community.
  - B. Downtown Stayton is an area for specialty shops, restaurants, entertainment, government offices and professional offices.

- C. Mixed use developments that emphasize residential, commercial and office uses are located throughout Downtown.
- D. Residential neighborhoods surrounding the Downtown are revitalized and private investments in residential renovations and development are stimulated.

#### **Goal-Downtown Revitalization & Implementation**

- Support a coordinated downtown revitalization strategy that involves the business community, property owners, residents and decision makers to:
  - A. Secure funding sources to undertake downtown revitalization projects.
  - B. Increase retail and service business activity.
  - C. Provide incentives for private investment.
  - D. Develop marketing strategies to support the downtown.
  - E. Attract and/or recruit new businesses to the downtown area.

#### **Goal-Housing Innovation & Rehabilitation**

- Support construction of innovative housing and the rehabilitation of existing housing throughout the urban renewal area by:
  - A. Encouraging housing as part of mixed use developments and medium and high density housing downtown.
  - B. Assuring that downtown housing meets the needs of a wide range of city residents.
  - C. Encouraging the rehabilitation of existing housing stock, especially in residential neighborhoods adjacent to downtown.

#### **Goal- Historic Preservation and Sustainability**

- Support activities that reflect local heritage, are compatible with a small town atmosphere, and embrace sustainable design and construction practices by:
  - A. Identifying historic sites and structures and supporting their rehabilitation.
  - B. Providing incentives for historic conservation and rehabilitation.
  - C. Providing incentives for sustainable design and construction practices.

#### **Goal- Pedestrian Environment and Waterways**

- Improve the pedestrian environment throughout the area, make waterways more accessible and enhance these features to help establish a special character to downtown by:
  - A. Providing sidewalks, street trees, lighting and other street hardware for pedestrians and the disabled.
  - B. Providing multi-purpose pathways connecting waterways with surrounding neighborhoods and open spaces.
  - C. Supporting historic and city center signage programs.
  - D. Creating gateway features to the downtown area.



### **Goal- Infrastructure**

- Improve infrastructure throughout the area by:
  - A. Assuring that streets, sanitary sewer, water, drainage and utility facilities are adequate to support existing neighborhoods and new development and redevelopment.
  - B. Coordinating streetscape and waterway improvements with necessary sewer, water, drainage and utility improvements so that any disruption caused during construction is minimized.
  - C. Encouraging the relocation of utilities underground where appropriate.

### **Goal-Parking**

- Assure that adequate parking facilities are provided for development without dominating the character of downtown by:
  - A. Supporting the effective management of existing parking.
  - B. Providing public on and off street parking as the primary resource to meet downtown parking needs.

### **Goal-Civic Center**

- Support the location and construction of a new city hall complex in the downtown area that:
  - A. Locates the primary city administrative facility in the downtown area.
  - B. Supports and is complementary to downtown activities.
  - C. Includes a plaza or park area available to the community.
  - D. Includes shared parking opportunities and a transit hub in support of the downtown.

## **500. PROPOSED LAND USES**

### **A. Land Use Plan**

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Land Use and Development Code, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

### **Zoning Classifications in the Renewal Area**

Zoning in the renewal area is shown in the boundary map attached as Exhibit 1 of this plan. Zoning classification in the area are:

#### **Development Code (Zoning)**

The City of Stayton City Council adopted an updating of Title 17-Development Code effective February 1, 2007. The Code and Zoning map were amended in 2008 to implement the Downtown Transportation and Revitalization Plan that had been adopted by the City Council in October 2007. The Comprehensive Plan/Zoning Map describes allowed uses for zones within the City. Within the proposed Urban Renew District, there are the following zoning designations:

- Commercial Core Mixed Use (CCMU)

The CCMU district applies along 3rd Avenue from Burnett Street to Water Street. This zone provides for retail, service and office uses as well as compact residential or mixed use developments. Housing is not permitted on the ground floor unless behind a building otherwise used for commercial on the entire ground floor. Auto-oriented uses are generally not permitted. Commercial buildings are limited to a footprint of not more than 10,000 square feet in area. Design standards apply.

- Downtown Residential Mixed Use (DRMU)

The CCMU district wraps around the CCMU zone, applies along 3rd Avenue north of Burnett Street to Washington Street and along 2<sup>nd</sup> and 4<sup>th</sup> Avenues. This zone provides for retail, service and office uses as well as compact residential or mixed use developments. Auto-oriented uses are generally not permitted. Commercial buildings are limited to a footprint of not more than 10,000 square feet in area. Design standards apply.

- Commercial Retail (CR)

The CR district applies along 1st Avenue from the properties on the north side of Washington Street to south of Water Street. This zone provides for retail, service and office uses. Housing is permitted only as part of a mixed use development and not on the ground floor.

- Commercial General (CG) and three residential

The CG District applies in the northwestern portion of the District, along 1st Avenue north of CR district. This zone provides for a wider range of commercial and professional uses than the CR district, permits auto-oriented use and has the same limitation on residential uses as the CR district.

- Low Density Residential (LD)

The LD District applies in the northeastern and southwestern portions of the District. It permits primarily single family dwellings at densities up to 6 units per acre.

- Medium Density Residential (MD)

The MD zone applies in scattered sites throughout the district. This zone permits single family, duplex and three-family structures up to 12 units per acre.

- Downtown Medium Density Residential (DMD)

The DMD zone applies to the former Paris Woolen Mill property at the east end Florence St. This zone permits single family, duplex and three-family structures up at densities between 12 and 30 units per acre. Design standards apply.

- High Density Residential (HD)

The HD zone applies to three sites throughout the district. This zone permits multifamily structures with a minimum density of 13 units per acre.

- Light Industrial (IL)

The IL zone applies to one site on the south side of the Stayton Power Canal. This site was formerly a feed and grain mill. This zone permits a variety of industrial uses.

- Public/Semi-Public (P)

The P zone applies to five sites throughout the district used for public purposes. These include the Stayton Elementary School, the Stayton Library and Community Center Park, Riverfront Park, and the water treatment plant.

## **B. Plan and Design Review**

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area.

### **600. OUTLINE OF DEVELOPMENT**

The Urban Renewal project consists of activities and actions which treat the causes of blight and deterioration in the Stayton Urban Renewal Area. Project activities further are intended to implement the goals in Section 400 of this plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Making improvements to streets, sidewalks, and crossings in the renewal area
- Making improvements to deficient water, sewer and storm drainage in the area
- Contributing to funding improvements to public facilities and in the renewal area
- Improving the physical appearance of the renewal area
- Providing incentives for the repair and rehabilitation of substandard structures in the project area.
- Providing incentives to new public and private building investments in the renewal area.
- Establish an Economic Improvement District to assist in marketing and improving the renewal area

Section 700 of this plan provides further description of each urban renewal project to be undertaken within the Urban Renewal Area.

### **700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, county, and county laws, policies, and procedures, and will be coordinated with the Downtown Transportation and Renewal Plan. Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them. **The listing of projects is not an order of priority.** Priorities will be decided as funds become available, and opportunities arise.

## **A. OPERATIONAL AND DEVELOPMENT ASSISTANCE**

- Establish an Economic Improvement District (EID)
- Form an Local Improvement District (LID) for specific improvements
- Target development fees toward improvements, adopt applicable ordinances
- Establish a designated District for Vertical Housing Tax Abatement
- Prepare street and streetscape design standards for the District and adopt.
- Amend the capital improvement plan to include street and streetscape improvements, park improvements

- Amend the Parks Plan and CIP to located ped/bike paths along the north side of the Stayton Ditch, bridges crossing waterways, and Marion Street as a connector between the Library and Pioneer Park.
- Identify a public process to create new business assistance programs such as tax abatements, loan programs, grants, etc. Make recommendations to the City Council, adopt ordinances as appropriate.
- Renewal Plan Administration
- Other

## **B. DEVELOPMENT ASSISTANCE PROGRAMS**

- Building rehabilitation (commercial) loans and grants (20 year program)
- Building rehabilitation (residential) loans or grants
- Historic building rehabilitation loans or grants
- Historic Property Inventory
- Property tax relief, such as Vertical Housing Tax Abatement
- Fee Waivers or reductions
- Technical assistance, such as market or cost analysis, or architectural

## **C. MARKETING AND PROMOTION ACTIVITIES**

- Implement a multi-faceted public relations/advertising approach that sends a consistent, memorable message to the target audience. (20 year program)
- Measure and evaluate results of advertising and marketing efforts.
- Make adjustments as necessary and continue to move ahead with a multi-faceted marketing approach.
- Other

## **D. STREET, PEDESTRAIN AND PARKING IMPROVEMENTS**

- Streetscape improvements: 3rd Avenue
- Streetscape improvements: Local streets
- Gateway improvements at key intersections
- Marion Street Greenstreet enhancements
- 1st Avenue Street tree improvements
- Sidewalk Improvement Program
- Street trees and lighting improvements
- Public Parking acquisition and improvement
- Street Improvements Loans or Grants
- Other

## **E. INFRASTRUCTURE IMPROVEMENTS**

- Sewer, water and drainage improvements as part of streetscape projects
- 3rd Avenue Water System Improvement
- Ida Street Water System Improvement
- Florence Street Water System Improvement
- Marion Street Sanitary System Improvement

- 1st Avenue/Ida Street Sanitary System Improvement
- Residential area infrastructure improvements
- Other

#### **F. PARKS AND NATURAL AREAS IMPROVEMENTS**

- Pedestrian/bike paths and bridges
- Public plaza with gardens, seating and special paving
- Other

#### **G. BEAUTIFICATION ACTIVITIES**

- Signage and way-finding program
- Develop signs, banners, etc. with common themes
- Entry Features on South Side of Downtown
- Other

#### **H. PUBLIC BUILDINGS**

- Construct Civic Center and other public buildings (total cost shown), however, no funds of any type or service from the Agency may be used in the planning, designing, or construction of a City Hall before 2021
- Other

### **800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES**

The Renewal Agency is authorized to acquire property within the Area on a willing seller-will buyer basis only. Property acquisition is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. The use of eminent domain is not allowed for any purpose of this plan. All acquisitions of property will require an amendment to the plan as set forth in Section 1100.

#### **A. Acquisition requiring City Council approval.**

Acquisitions described in Section 800 A.1 of this plan will require an amendment as set forth in Section 1100.C.4. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Acquisition of land for development by the public or private sector.

#### **B. Acquisition not requiring City Council approval.**

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100.C.5. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

Where it is determined that the property can be acquired from a willing seller and is needed to provide public improvements and facilities as follows:

1. Right-of-way acquisition for streets, alleys or pedestrian ways;
2. Right-of-way and easement acquisition for water, sewer, and other utilities; or
3. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

### **C. Properties to be acquired**

*At the time this Plan is prepared, no properties are identified for acquisition.* If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

### **D. Property Disposition Policies and Procedures**

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Plan.

All real property acquired by the Renewal Agency for redevelopment in the Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, and conditions running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

Urban renewal funds may not be used, by the Agency or a Redeveloper, to demolish structures included in Table NR-1, Historic Resources, City of Stayton, or a similar listing as may be updated from time to time, in the adopted City of Stayton Comprehensive Plan.

No property acquisition is under consideration at the time this plan is adopted, therefore no specific disposition schedule is included. It is anticipated that any property acquired by the renewal agency will be disposed of within five years of its acquisition.

## **900. REDEVELOPER'S OBLIGATIONS**

A Redeveloper is any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land. Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Renewal Agency may require the Redeveloper to submit plans and specifications for the property as a condition of Renewal Agency assistance. The Redeveloper shall submit all plans

and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution of these plans to any additional zoning, planning, or design review bodies required by the City.

4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

#### **1000. RELOCATION**

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of Chapter 35 of the Oregon Revised Statutes, and any other applicable laws or regulations. The Renewal Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

#### **1100. PLAN AMENDMENTS**

It is anticipated that this renewal plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of plan amendments are:

##### **A. Substantial Amendments per ORS Chapter 457**

1. Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.
2. Adding land to the urban renewal area that is in excess of one percent of the existing area of the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing requiring "special notice" per ORS 457. 120.

##### **B. Other Amendments Requiring Approval by Ordinance of City Council**

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council, and require consultation with taxing districts, and presentation to the Planning Commission, but will not require the special notice prescribed in ORS 457.120.

The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, *and* which cost more than \$750,000. The \$750,000 amount will be adjusted annually from the year 2010 according to the "Engineering News Record" construction cost index for the Northwest area.

##### **C. Minor Amendments.**

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$750,000 in 2008 dollars.
3. Increases in the Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.
4. Acquisition of property for purposes specified in Section 800A1 and 800A2 of this Plan. *Minor amendments to the plan to acquire properties specified in Sections 800A1 and A2 must be ratified by the City Council.* The City Council approval may be in the form of a resolution.
5. Acquisition of properties for purposes specified in Section 800B of this plan. These acquisitions do not require approval by the City Council.

### **1200. MAXIMUM INDEBTEDNESS**

The maximum indebtedness authorized under this plan is Nine million, seven hundred and fifty-five thousand, two hundred and forty dollars (\$9,755,240). This amount is the principal of indebtedness, and does not include interest on indebtedness.

### **1300. FINANCING METHODS**

#### **A. General**

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

#### **B. Tax Increment Financing**

This urban renewal plan will be financed in whole, or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Stayton is located shall be divided as provided in section 1c, Article IX of the Oregon Constitution and ORS 457.420 to 457.460.

#### **C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban renewal plan shall be repaid from tax increment proceeds generated pursuant to this section.

### **1400. DEFINITIONS**

The following definitions will govern the construction of this Plan unless the context otherwise requires:



**"Area"** means the area included within the boundaries of the Stayton Urban Renewal Area.

**"Bonded Indebtedness"** means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

**"County"** means Marion County, Oregon.

**"City Council"** means the City Council of City of Stayton, Oregon.

**"Comprehensive Plan"** means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

**"Displaced"** person or business means any person or business that is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

**"Disposition and Development Agreement"** means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

**"Exhibit"** means an attachment, either narrative or map, to the Urban renewal plan for the Stayton Urban Renewal Area, Part Two - Exhibits.

**"ORS"** means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

**"Plan"** means the Urban renewal plan for the Stayton Urban Renewal Area, Parts One and Two.

**"Planning Commission"** means the Planning Commission of the City of Stayton, Oregon.

**"Project, Activity or Project Activity"** means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban renewal plan.

**"Report"** refers to the report accompanying the urban renewal plan, as provided in ORS 457.085 (3)

**"Redeveloper"** means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

**"Rehabilitation Loans and Grants"** – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair, or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency, to carry out the Rehabilitation and Conservation activities of this Plan

**"Redevelopment Assistance"** – Financial assistance provided by the Renewal Agency to private or public developers of property within the urban renewal area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the Redevelopment Through New Construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at written down prices, and such other assistance as the Agency determines is within its authority, and necessary.

**"State"** means the State of Oregon.

**"Text"** means the Urban renewal plan for the Stayton Urban Renewal Area, Part One - Text.

**"Urban Renewal Agency"** means the Urban Renewal Agency of City of Stayton, Oregon.

**"Urban Renewal Area", "Stayton Urban Renewal Area", or "Renewal Area"** means the geographic area for which this Urban renewal plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

**Stayton Urban Renewal Plan**

**City of Stayton, Oregon**

**Part Two-Exhibits**

**EXHIBITS**

Exhibit 1 ..... Map of Plan Boundary and Zoning

**ATTACHMENTS**

Attachment A ..... Boundary Description

The map shows the Mt. Jefferson neighborhood in St. Louis, Missouri. A red line outlines a specific area of interest. The map includes labels for streets such as Gardner, Fern, Maple, Evergreen, Douglas, Cherry, Birch, Fir, Locust, and others. It also shows various colored zones: yellow (LD, CR, CG, P), green (P), purple (CCMU, MD, HD, CR, MD), and blue (P). The map is titled 'MT. JEFFERSON' at the top.



## Attachment A

### Legal Description of Urban Renewal Area Boundary

Beginning at an iron pipe marking the intersection of the north line of Cedar Street with the west line of 3RD Avenue in the City of Stayton in Section 10, Township 9 South, Range 1 West of the Willamette Meridian in Marion County, Oregon;

Thence easterly on the easterly projection of the north line of said Cedar Street, 60.00 feet to a point on the east line of said 3RD Avenue;

Thence southerly along the east line of said 3RD Avenue, 780 feet, more or less, to the northerly line of Hollister Street;

Thence easterly along the northerly line of said Hollister Street, 828 feet, more or less to the easterly line of 6TH Street;

Thence southerly on the southerly projection of said easterly line of 6TH Street, 30.00 feet to the north line of that tract of land conveyed to Jerome and Lavone Grossman by deed recorded in Volume 507, Page 598, Deed Records for Marion County, Oregon;

Thence westerly along the north line of said Grossman tract, 30.00 feet to the easterly line of 6TH Avenue as platted in ANNEX NO. 1 TO GEORGE HOLLISTER'S ADDITION TO STAYTON as recorded in Volume 1, Page 7, Book of Town Plats for Marion County, Oregon;

Thence southerly along said easterly line, and along the easterly line of that tract of land conveyed to Merle McCloud by deed recorded in Reel 1719, Page 504, Records for Marion County, Oregon, 140.00 feet to the northwest corner of that tract of land conveyed to the City of Stayton by deed recorded in Volume 591, Page 522, Deed Records for Marion County, Oregon;

Thence easterly along the north line of said City of Stayton tract, 30.00 feet to the northeast corner thereof;

Thence southerly along the easterly line of said City of Stayton tract and the southerly extension thereof, being the east line of 6TH Avenue, 637.08 feet, more or less, to the center of Santiam Street;

Thence easterly along the center of said Santiam Street, 212.80 feet to the center of a vacated County Road (vacated July 18, 1898, County Road Records Volume 4, Pages 484-486, Marion County Surveyor's office);

Thence southwesterly along the center of said vacated County Road, 42.10 feet to the south line of Santiam Street;

Thence easterly along the easterly extension of the south line of said Santiam Street, being the north line of Parcel X conveyed to Immaculate Conception Catholic Church by deed recorded in Reel 2953, Page 16, Records for Marion County, Oregon, 207.81 feet to the northeast corner thereof;

Thence southwesterly along the easterly line of said Catholic Church property, 201.77 feet to the north line of Jefferson Street;

Thence westerly along the north line of said Jefferson Street, 90 feet, more or less, to a point on the northerly extension of the east line of 7TH Street;

Thence Southerly along said extension and along the east line of said 7TH Street; 1100 feet, more or less, to the south line of Marion Street, being also the north line of that tract of land conveyed to Walter O. Betker and Lela I. Betker by deed recorded in Volume 715, Page 384, Deed Records for Marion County, Oregon;

Thence easterly along the north line of said Betker tract, 38 feet, more or less, to the northeast corner thereof;

Thence southerly along the east line of said Betker tract, and along the east line of that tract of land conveyed to Benjamin R. Gifford and C. Tambi Gifford by deed recorded in Reel 3005, Page 401, Records for Marion County, Oregon, 320 feet, more or less, to the north line of that tract of land conveyed to Wampler Family LLC by deed recorded in Reel 2554, Page 41, Records for Marion County, Oregon;

Thence easterly along the north line of said Wampler Family tract, 216 feet, more or less, to the northeast corner thereof;

Thence South along the east line of said Wampler Family tract, 39 feet to an angle point;

Thence following the easterly boundary of said Wampler Family tract, being a line following the Stayton Water Power Company ditch on a line parallel with and 15 feet northwesterly from said ditch, as shown in Marion County Survey Record 37245 as follows:

South 44° 10' 41" East 13.52 feet and South 39° 23' 21" West 12.59 feet and South 33° 14' 09" West 17.83 feet and South 52° 37' 56" West 54.51 feet and South 60° 29' 39" West 37.45 feet and South 51° 23' 40" West 54.08 feet and South 43° 05' 16" West 59.34 feet and South 35° 07' 12" West 55.40 feet and South 28° 55' 49" West 44.41 feet and South 27° 59' 10" West 46.46 feet and South 29° 58' 59" West 27.30 feet and South 35° 08' 14" West 15.47 feet and South 33° 38' 00" West 15.63 feet and South 19° 01' 49" West 15.00 feet to a point on the north line of that tract of land conveyed to Wampler Family LLC by deed recorded in Reel 2476, Page 241, Records for Marion County, Oregon;

Thence easterly along the north line of said Wampler tract, 25.59 feet to the northeast corner thereof;

Thence southeasterly 90.00 feet, more or less, to an angle point in the southerly line of that tract of land conveyed to Santiam Water Control District by deed recorded in Volume 618, Page 615, Deed Records for Marion County, Oregon, said point marked by an iron rod shown in Marion County Survey Record 17650;

Thence easterly following the southerly line of said Santiam Water Control District tract (Reid Canal) as described in said

Volume 618, Page 615 and surveyed in said MCSR 17650 as follows:

South 85° 57' West 205.47 feet and North 66° 21' East 183.88 feet and North 64° 45' East 154.47 feet and South 80° 58' East 71.58 feet and South 87° 15' East 210.80 feet and South 78° 11' East 205.18 feet and South 53° 17' East 293.14 feet and South 80° 25' East 180.23 feet and North 73° 23' East 227.08 feet and South 77° 22' East 348.04 feet and South 53° 47' East 21.49 feet and South 77° 06' East 139 feet, more or less, to a point on the west line of that tract of land conveyed to the Santiam Water Control District by deed recorded in Reel 1233, Page 777, Records for Marion County, Oregon;

Thence South 00° 04' 41" East along said west line, 97.81 feet, more or less, to the southwest corner thereof;

Thence South 77° 06' 00" East along the southerly line of said Santiam Water Control District tract, 150 feet, more or less, to the west bank of a spillway canal lying southerly from a dam on the Reid Canal;

Thence southerly along the west bank of said spillway canal, 250 feet, more or less to the north bank of the north channel of the North Santiam River;

Thence westerly along said north bank, 1450 feet, more or less, to the north bank of the North Santiam River at the point of intersection with the west line of Section 14, Township 9 South, Range 1 West of the Willamette Meridian;

Thence westerly along the north bank of the North Santiam River, 1045 feet, more or less, to the southeasterly line of Tract V conveyed to the City of Stayton in deed recorded in Reel 2266, Page 429, Records for Marion County, Oregon;

Thence North 46° East along said southeasterly line, also being the former line between Linn County and Marion County, 343 feet, more or less, to the southwesterly line of Tract IV described in said Reel 2266, Page 429;

Thence North 66° 35' West along said southwesterly line, 156 feet, more or less, to an angle corner in said line;

Thence North 28° 25' East along the westerly line of said Tract IV, 220 feet to an angle corner;

Thence West along the south line of said Tract IV, 293.00 feet to an angle corner;

Thence North along the line of said Tract IV, 188.60 feet to an angle corner, being on the southerly line of the aforesaid tract of land conveyed to the Santiam Water Control District by deed recorded in Volume 681, Page 615, Deed Records for Marion County, Oregon;

Thence westerly along said southerly line as follows:

North 80° 24' West 127.3 feet, more or less feet and South 84° 02' West 121.6 feet and North 7.9 feet and West 56.96 feet to the northwest corner of Parcel I conveyed to the City of Stayton by deed recorded in Reel 423, Page 349, Records for Marion County, Oregon;

Thence South along the west line of said City of Stayton tract, and the southerly extension thereof and along the east line of that tract of land conveyed to Neil R. and Toni M. Roush by deed recorded in Reel 423, Page 359, Records for Marion County, Oregon, 265 feet to an angle corner in the easterly line of said Roush tract;

Thence South 51° 37' 41" West along the easterly line of said Roush tract, 199.93 feet to the southeast corner thereof;

Thence South 89° 58' West along the south line of said Roush tract and along the south line of Parcel IV conveyed to the Lorelee Lau Trust by deed recorded in Reel 2778, Page 347, Records for Marion County, Oregon, and the westerly extension thereof, 525.54 feet to the east line of a tract of land conveyed to the City of Stayton by deed recorded in Volume 690, Page 502, Deed Records for Marion County, Oregon;

Thence South along said east line, 950 feet, more or less, to the Santiam River;

Thence westerly along said river, 2700 feet, more or less, to the east line of that tract of land conveyed to Norpac Foods, Inc. by deed recorded in volume 404, Page 593, Deed Records for Marion County, Oregon;

Thence north along said east line, 240 feet, more or less, to the center of the tail race;

Thence easterly, northerly and easterly following the center of said tail race, 1310 feet, more or less, to the southerly extension of the west line of S. Evergreen Avenue;

Thence northerly along said west line, 415 feet, more or less, to the south line of W. Water Street;

Thence northwesterly across said W. Water Street, 65.00 feet, more or less, to the point of intersection of the north line of said W. Water Street with the west line of N. Evergreen Avenue;

Thence northerly along the west line of said N. Evergreen Avenue, 520 feet, more or less, to the north line of W. Ida Street;

Thence easterly along the north line of said W. Ida Street, 375 feet, more or less, to the west line of N. Cherry Avenue;

Thence northerly along the west line of said N. Cherry Avenue, 440 feet, more or less, to the south line of the Salem Water Company Ditch;

Thence northwesterly across said ditch, 80 feet, more or less, to the southeast corner of that tract of land conveyed to the Emery Living Trust by deed recorded in Reel 2553, Page 409, Records for Marion County, Oregon;

Thence northerly along the east line of said Emery tract, 200 feet, more or less, to the northeast corner of said Emery tract;

Thence westerly along the north line of said Emery tract, 16.16 feet to the northeast corner of Lot 8, Block 3, SMITH'S ADDITION to Stayton, Marion County, Oregon;

Thence northerly along the east line of said SMITH'S ADDITION, 510 feet, more or less, to the south line of Washington Street.

Thence easterly along the south line of Washington Street, 210 feet, more or less, to the west boundary line of POTTER'S

ADDITION to the Town of Stayton, Marion County, Oregon, said point being on the west line of an alley running north and south;  
Thence northerly along the northerly extension of the west line of said alley, 50 feet, more or less, to the north line of Washington Street;  
Thence easterly along the north line of said Washington Street, 160 feet, more or less, to the west line of Birch Avenue;  
Thence northerly along the west line of said Birch Avenue, 705 feet, more or less, to the north line of Locust Street;  
Thence easterly along the north line of said Locust Street, 137 feet, more or less, to the southeast corner of PARTITION PLAT NO. 94-20, Marion County, Oregon;  
Thence northerly along the east line of said PARTITION PLAT, 274.45 feet to the northeast corner thereof, said point being on the south line of MINTEN'S FOURTH ADDITION TO THE CITY OF STAYTON, Marion County, Oregon;  
Thence easterly along the south line of said MINTEN'S FOURTH ADDITION, 118.50 feet, more or less, to the southeast corner thereof;  
Thence northerly along the easterly line of said MINTEN'S FOURTH ADDITION, 103.00 feet to the northeast corner of Lot 5 in said addition;  
Thence northerly along the east line of that tract of land conveyed to Martin L. and Sharon Graham by deed recorded in Reel 1770, Page 439, Records for Marion County, Oregon, 104.33 feet to the northeast corner thereof; being on the westerly projection of the south line of PARTITION PLAT NO. 95-40, Marion County, Oregon;  
Thence easterly along said projection 23 feet, more or less, to the southwest corner of Parcel 1 of said PARTITION PLAT NO. 95-40;  
Thence northerly along the west line of said Parcel 1 and the northerly projection thereof, 164.83 feet to the north line of Hollister Street;  
Thence easterly along the north line of said Hollister Street, 220 feet, more or less, to the west line of 1ST Street;  
Thence northerly along the west line of said 1ST Street, 785 feet, more or less, to the north line of Cedar Street;  
Thence easterly along the north line of said Cedar Street, 523.81 feet, more or less, to the point of beginning.